

SOLIHULL Sat Nav: B37 7HE

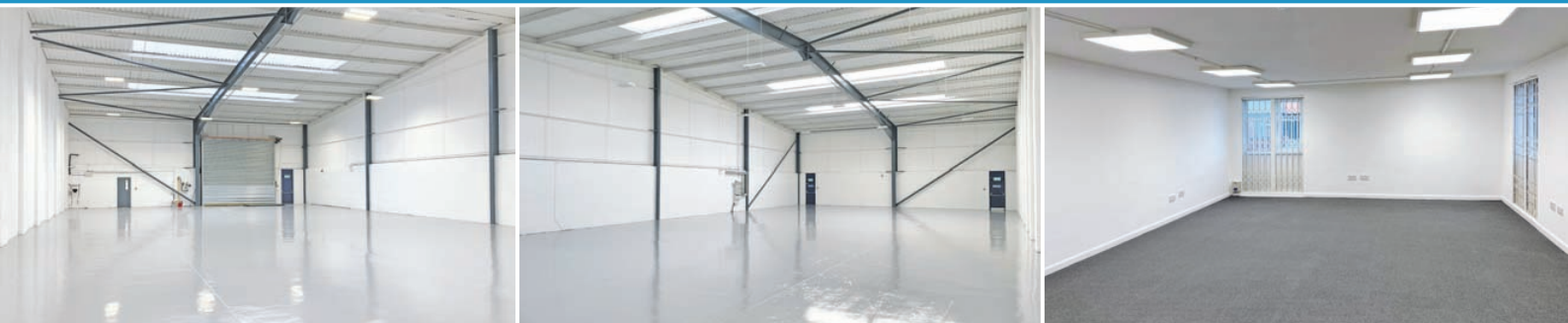
TO LET HIGH QUALITY INDUSTRIAL AND WAREHOUSE UNIT

Photo pre-refurb



Unit 5 - 7,932 sq ft (737 sq m)

Under refurbishment. Available from June 2023



INTERNAL PHOTOGRAPHS FROM UNIT 19, POST REFINISHMENT. FOR INDICATIVE PURPOSES ONLY.

Unit 5 - TO LET HIGH QUALITY INDUSTRIAL AND WAREHOUSE UNIT

SPECIFICATION

- 5.5m eaves height
- Level access loading door
- Ground floor offices
- Dedicated unloading and parking area
- LED lighting

ACCOMMODATION

UNIT	WAREHOUSE	OFFICES	TOTAL
5	5,962 sq ft (554 sq m)	1,970 sq ft (183 sq m)	7,932 sq ft (737 sq m)

EPC

The EPC is to be re-assessed following completion of the refurbishment. Expected EPC rating of B.

RATEABLE VALUE

The 2023 Rateable Value is £55,500. Please note that this is not the rates payable.

TERMS

The unit is available by way of a new Fully Repairing and Insuring Lease for a term of years to be agreed.

PLANNING

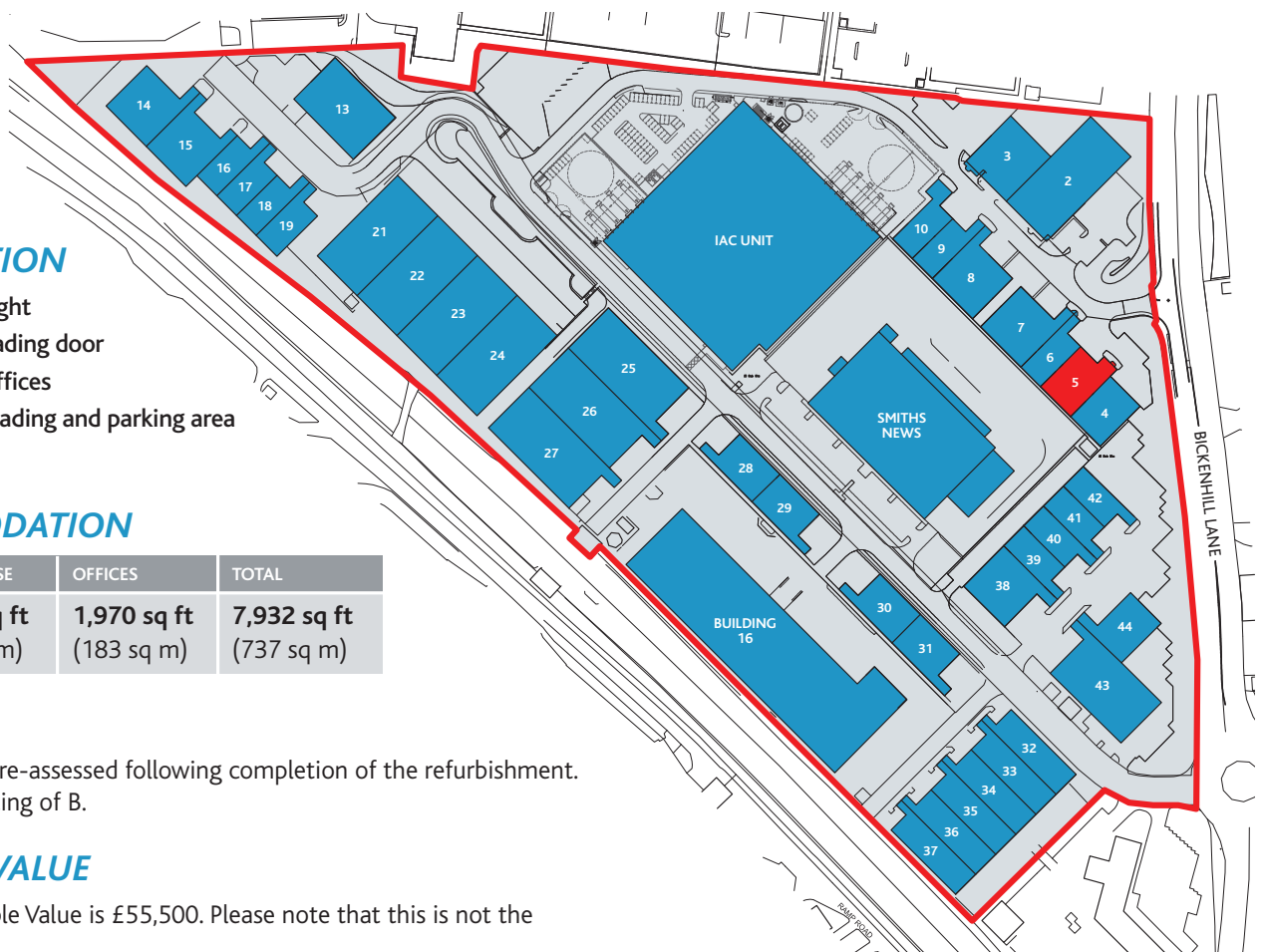
The estate is suitable for light industrial/general industrial and storage/distribution uses falling within classes B1, B2 and B8 of the Town and Country Planning (Use Classes) Order 2005.

SECURITY

The estate benefits from CCTV coverage across the site, with a manned gatehouse overnight and on weekends.

SERVICE CHARGE

A service charge is levied to cover the communal costs and services for the estate. Please contact the agents for further details.



www.elmdontradingestate.co.uk

sam.robinson@colliers.com
tom.arnold@colliers.com

christian.smith@savills.com
daniel.rudd@savills.com

abrdn



0121 265 7500
colliers.com/uk/industrial



0121 634 8400

FURTHER INFORMATION

For further information or viewing, please contact our joint agents, Colliers or Savills.